

Intergovernmental Water Board

Meeting Minutes

May 10, 2006

Members Present: Patrick Carroll, Beverly Froude, Bill Scheiderich, and Dick Winn

Members Absent: Tom Woodruff

Staff Present: Public Works Director Dennis Koellermeier
Water Quality & Supply Supervisor John Goodrich
IWB Recorder Greer Gaston

Visitors: Henrietta Cochrun, Paul Owen, Lisa Hamilton-Treick

1. *Call to Order, Roll Call and Introductions*

The meeting was called to order at 5:30 p.m.

2. *Public Comments*

Lisa Hamilton-Treick, 13565 SW Beef Bend Road, advised the Board about the Metro meeting that occurred last week. She stated the meeting was well attended and helpful.

Ms. Hamilton-Treick addressed agenda item #4. Given that Tigard's attempt to annex Bull Mountain failed, Ms. Hamilton-Treick asserted this was not a good time to make permanent decisions regarding assets. She indicated she did not believe there was any sense of urgency associated with this decision. She asked the board to delay action until governance of the Bull Mountain area had been determined. Ms. Hamilton-Treick requested an independent attorney represent all parties on the IWB and that any findings be made public. She referred to the letter from Attorney Balfour. She stated she supports using the Canterbury property for a park, but is sensitive to the process that's used to accomplish this. Ms. Hamilton-Treick asked if the historical society had been consulted since the John Tigard house sits on the property. She added she hoped this would be a slow, thoughtful process.

3. *Approval of Minutes*

Commissioner Froude motioned to approve the April 12, 2006, minutes; Commissioner Winn seconded the motion. The motion was approved by unanimous vote.

4. *Asset Ownership Discussion*

Commissioner Scheiderich referenced Attorney Balfour's letter and confirmed the Board did not expect to make a decision on the Canterbury property at tonight's meeting.

With regard to the water building, Commissioner Scheiderich advised the Board generally agreed with the options planned for the building. Mr. Koellermeier confirmed improvements and operational expenses would be charged to various user groups. Commissioner Scheiderich brought up the question of whether or not the general fund was charging "rent" and would it be credited to the water fund. Mr. Koellermeier referenced an earlier memo from the finance department that explained the methodology. He stated the allocation of cost is done appropriately and the water fund is not subsidizing non-water related uses.

Mr. Koellermeier reaffirmed all staff to be housed in the water building were under the public works department.

A brief discussion on supplying water to areas 63 and 64 occurred. Mr. Koellermeier commented that Tigard is not obligated to supply water to these areas, although it is the logical provider. Provision of water to these areas would be under separate agreement.

With regard to the Canterbury site, Mr. Koellermeier relayed that converting surplus property to a park site was not an urgent issue. Attorney Balfour's letter clarified the IWB is the appropriate decision-making body. The City has not budgeted to make park improvements to the Canterbury property. If the issue of park ownership and neighborhood planning could be addressed this year, park improvements could take place the following year. There is documentation from the City's water & geotechnical engineer saying the property has no other water-related uses other than a possible groundwater well, which could be accommodated via an easement. The well might be used to withdraw aquifer storage and recovery water and groundwater. Mr. Koellermeier proposed, in the next few months, the City of Tigard petition the Board to declare half of the property as surplus and ask for authorization to do a lot line adjustment.

The Board briefly discussed the Canterbury asset in the context of Bull Mountain governance. Should Bull Mountain become a city, they would have the option of being represented by the Tigard Water District or could form their own agency. As their own agency, they could withdraw assets inside the corporate city limits. It was noted the Canterbury property is located in Tigard and would not be a Bull Mountain asset.

Commissioner Scheiderich suggested another option might be to lease the surface of the property for a park.

5. Portland Water Contract Recommendation

Mr. Koellermeier summarized a memo distributed at the beginning of the meeting regarding the Portland Wholesale Water Contract. A copy of the memo is included in the IWB record.

Commissioner Scheiderich confirmed the contract did not contain any provision preventing Tigard from reselling the water.

Staff is recommending an annual average guaranteed purchase quantity of 4 million gallons per day (mgd) which, at certain times, can be increased with an additional summer peaking

factor of 1.5 mgd and a 20 percent variance. This places supply at just over 7 mgd, and slightly below the transmission line capacity of 8 mgd.

Mr. Goodrich stated next year the City expected to put 272 million gallons (mg) into aquifer storage and recovery wells and would extract about 250 mg.

Commissioner Scheiderich asked what control wholesale customers had over Portland's capital improvements. Mr. Koellermeier indicated the Water Managers Advisory Board provided wholesale customers with a means to address the Portland City Council regarding rate setting and water fund capital improvements. He added that wholesale customers can't be charged until a project is until "built and booked" and most Portland projects are more than 10-years out.

Mr. Koellermeier relayed that Tualatin Valley Water District and the City of Tualatin have authorized the 10-year contract.

Commissioner Froude inquired about an additional fee to buy in to the Washington County Supply Line. Mr. Koellermeier replied he didn't know what the expectation would be, but proposed the Tigard Water Service Area's cost savings could be earmarked for some other west side supply project to benefit the WCSL partners.

The Board decided each Commissioner should present the agreement to their corresponding city or water district. These presentations are to take place on the following dates:

Durham	May 23, 2006
King City	May 17, 2006
Tigard	May 23, 2006
Tigard Water District	May 22, 2006

Commissioner Carroll motioned to enter into the 10-year contract with the City of Portland subject to ratification by the governing bodies represented on the IWB; Commissioner Winn seconded the motion. The motion was approved by unanimous vote.

6. Discussion of Meeting Date and Time

Some Commissioners expressed reservations about changing the meeting date. Consensus was to keep the meeting date on the second Wednesday of the month.

7. Property Use Approval for Emergency Drill

Mr. Koellermeier briefed the Board on a region wide emergency drill involving a water system asset and confirmed any damage done to the asset would be repaired.

Commissioner Carroll motioned to approve the use of the building for the emergency drill; Commissioner Froude seconded the motion. The motion was approved by unanimous vote.

8. *Informational Items*

Mr. Koellermeier briefed the Commissioners on the Tigard/Lake Oswego study. He noted the consultant selection process had been completed and the study will be underway shortly.

9. *Non-Agenda Items:* None.

10. *Next Meeting - Wednesday, June 14, 5:30 p.m. - Water Auditorium*

11. *Adjournment:* The meeting was adjourned at 6:33 p.m.


Greer A. Gaston, IWB Recorder

Date: June 14, 2006